



June 17, 2004

Ms. Diana O'Dell
Senior Planner
Community Development Department
City of Sunnyvale
456 W. Olive Avenue
Sunnyvale, CA 94086

Dear Diana:

Enclosed for your review and consideration are Special Development Permit and Tentative Subdivision Map applications for the 1485 Sunnyvale-Saratoga Road property. The proposed project has been modified to address the comments (particularly, Planning Division comments) made by the Project Review Committee (PRC) on May 10, 2004. Specifically, the proposed development has been revised to address the primary issues specified in your May 10, 2004 letter, as follows:

1. Deficiency in Guest Parking Spaces. The site plan has been adjusted to provide additional guest parking for the development. With 100 on-site guest spaces, the proposed project complies with the City standard for single-family residential use. This represents an increase of 12 guest spaces (by comparison with the original proposal). The Plan 3 and 4 units have two covered parking spaces and two driveway apron spaces; the Plan 1 and 2 units have two covered parking spaces; and there are 24 additional guest parking spaces.

2. Pedestrian Access to Sunnyvale-Saratoga Road. The proposed plans have been modified to incorporate a visual connection from the proposed development to Sunnyvale-Saratoga Road. An open metal railing has been introduced to the masonry wall sited on the property line adjacent to Sunnyvale-Saratoga Road. The open metal railing is located adjacent to the primary open space element within the project. A direct pedestrian connection was not incorporated due to concerns regarding security and gate maintenance, and to the fact that Yukon Drives leads directly to Cheyenne Drive which leads directly to the retail area and school site (which are presumably the primary pedestrian destinations) at the intersection of Fremont Avenue and Sunnyvale-Saratoga Road. The landscape plan has been modified to incorporate planting pockets adjacent to and oriented to Sunnyvale-Saratoga Road, in a manner consistent with the existing street planting plan. In addition, side yard planting for the units that orient to Saratoga-Sunnyvale Road has been enhanced.



3. Lack of Useable Open Space for Plan 1 Homes. As shown on the attached plans, the lack of useable open space for Plan 1 homes pertains to 6 of the 8 Plan 1 homes (the useable open space for the Plan 1 homes on lots 13 and 14 is over twice the area required). The area of useable open space for the Plan 1 homes on Lots 4, 8, 9, 18, 19 and 23 has been increased by approximately 17 percent to an average of 289 square feet per unit. While the average area for these six units is below the desired level, the average useable open space area for all 25 homes is approximately 757 square feet per unit, or over 50 percent more than the required area of 500 square feet per unit. Moreover, the total open space area for the six units with less than 500 square feet of useable open space is approximately 950 square feet, well over the required 850 square feet. In addition, the total open space area for all 25 units is approximately 32,425 square feet, or an average of almost 1,300 square feet per unit (which is also over 50 percent more than the required total open space area per unit).

4. Two Homes Along Yukon Are in the 40 Foot Corner Vision Triangle. It has been determined that the 10 foot corner vision triangle requirement applies to the intersection of the proposed private street to Yukon Drive and the homes located on lots 3 and 24 comply with this requirement.

5. Discussion About Architectural Elevations for Plan 1 Homes. The proposed elevations for all of the homes in the development (not just the Plan 1 homes) have been changed dramatically from the more traditional styles presented in the initial submission to more contemporary styles that are more consistent with some of the neighboring homes. The proposed architectural treatment is based on Eichler designs of the 1950's and 1960's, which are generally considered to represent some of the best modern home architecture in production housing in the Bay Area.

6. Replacement of Significant Trees That Were Illegally Removed On-Site. As you know, CCI was unaware that any significant trees were illegally removed from the site and had absolutely no role in any such removal. CCI has brought the matter to the property owner's attention; the property owner recognizes that additional mitigation will be required, as a condition of approval of the project, to address the loss of the trees.

As requested in your May 10, 2004 letter, included with this submission are the following materials:

1. A noise study for the project;
2. A stormwater management plan for the project; and
3. A lot-by-lot analysis of each lot in the development.

With respect to the note in your May 10, 2004 letter regarding deviations proposed, no deviations with respect parking or vision triangles on Yukon Drive are required. The deviation proposed with respect to the minimum useable open space for 6 of the 25 units is addressed above. The proposed deviations pertaining to lot size, lot width, setbacks and minimum garage size are consistent with approved deviations for a number of small lot, single-family projects developed by CCI and other developers over the last decade.

Comments made by other divisions and departments are acknowledged and, in some cases, addressed in the revised plans. If you have any questions or would like additional information regarding this letter or the enclosed materials, please contact us at 650+496-4496. Thank you for your consideration.

Sincerely,
CLASSIC COMMUNITIES, INC.

A handwritten signature in cursive script, appearing to read "S. Ward", written in dark ink.

Scott Ward
Vice President